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HERITAGE DESIGN AND ACCESS **SUPPORTING STATEMENT**

THE VICTORIA HOTEL
CASTLE STREET
NORHAM

SITE DETAILS

Scheme Name:

Alterations and refurbishment

Client:

Mr G Straughen

Date:

Aug 2021

Local Area:

Northumberland

Proposed Use:

Public House / Hotel

Size Of Site (approx.):

0 - 0.5 hectares

Type:

Alterations and refurbishment

Will your project receive funding from any organizations:

No.

Designations of Site and Surrounding Area:

Site is of an existing vacant hotel situated within the village of Norham. The Hotel is a Grade 2 listed building within the Conservation Area of Norham.

Site covered by design/planning/development brief or masterplan?:

Yes

Brief or Masterplan Title:

Berwick upon Tweed Local Plan is applicable

Location:

Where is your site located?

The Property is situated at 3 Castle Street within the village of Norham.

Size and Shape:

The site is rectangular in shape with the Hotel being situated to the front of the site. Ancillary outbuildings are located to the rear of the Hotel.

How large is your site (in hectares/sq.m) and what is its basic shape?

The overall site on which the property stands is approx. 856sqm.

General History:

Describe the general history of your site, what has it been used for? Any possibility of contamination should be noted under other.

The overall site use is as a recently vacant Public House / Hotel with residential accommodation above and has no known risks of contamination.

Planning History:

What is the planning background to the site? Are there any existing/extant planning permissions or current proposals other than your own? Are there any known covenants on the land?

- [Extension to rear](#)

- [Erection of a one & a half storey dwelling](#)

Ref. No: 15/01348/FUL | Status: Application Refused

- [Proposed signs](#)

Ref. No: N/86/B/0136/P | Status: Application Permitted

- [Proposed signs](#)

Ref. No: N/86/B/LB21 | Status: Application Permitted

- [Extension to rear to form pool room and toilets](#)

Ref. No: N/88/B/0096/P | Status: Application Permitted

- [Erect 2no satelite dishes.](#)

Ref. No: N/07/B/0256 | Status: Application Refused

Buildings and Structures:

What grade is the listed building(s)? What is the architectural and historical interest of the building(s). See About Listed Buildings for more information.

"Buildings can be listed because of age, rarity, architectural merit, and method of construction. The architectural and historic interest of the building must be carefully considered before any alterations, either outside or inside, are agreed."

The property is Listed Grade 2,

Extract below taken from Historic England:-

NORHAM CASTLE STREET NT 8947 (North side) 12/73 No. 3 (The Victoria 22.12.69 Hotel) GV II Inn. Early C19. Pebbledashed with painted ashlar. Welsh slate roof and brick chimneys. 2 storeys, 4 bays. Left bay has carriageway to rear of building. Bays 2 and 3 have inn front. It has 2 decorative panelled doors with 2-pane overlights flanking a large tripartite window with panelled apron. The window has a high transom with dentils, arched segmentally over centre light. Over this whole section a corniced fascia on 4 wood brackets. 12-pane sash to right in raised stone surround. On 1st floor 4 similar 12-pane sashes. Gabled roof with brick end stacks.

Listing NGR: NT8998147377

Access:

Are there any desire lines affecting the site, that is formal or informal routes connecting places which pedestrians find/or would find convenient to travel between easily?

N/A

Other:

Are there any other constraints/opportunities that need to be considered in your design i.e. overhead wires, tunnels underneath the site, landforms, ground conditions etc?

There are no constraints on the site that would affect the design proposals.

Land use:

What are the adjacent/predominant land-uses? If relevant how are different storey's within buildings used? The relationship with existing uses will be crucial. Day, night, seasonal variation of use should be noted.

The predominant land use is for general domestic dwelling houses. The proposals will not have a detrimental effect on the surrounding buildings or businesses.

Street Network:

What type of road does your site front onto i.e. residential street, dual carriage way?

"The type of road and volume of traffic using it will have implications for your design solution."

The existing property is situated on one of the main access roads to Norham from nearby Berwick upon Tweed. The proposals will not affect the existing road or traffic.

Parking:

How is parking dealt with along the road that your site fronts onto i.e. on road parallel /echelon parking, off road?

"If appropriate, your design solution may look to reflect the existing car parking arrangement to as this may assist in achieving continuity with neighbouring developments."

There is an existing area for parking to the rear of the site which will not be affected by the proposals.

Development Objectives

Objectives:

What are your development objectives i.e. accommodation requirements, development quantum, minimum floorspace / number of units, financial outlay, creation of an iconic building?

The applicants objective is to help retain the Hotel in his home town and refurbish it back to a good state of repair.

The Hotel was once owned by his Grandparents so he is keen to restore the property and help retain this local listed building within the town for future generations. He wishes to upgrade the property to provide full disabled access and toilet facilities. Protection of the escape route from first floor accommodation and prevent it from having to exit via the public bar protects the persons in the accommodation above in the event of fire outbreak.

Reinstatement of existing bar entrance separate from that of the hotel and internal alterations to relocate the bar server and open up the front bar to the rear.

All windows to be repaired overhauled to leave in good working condition.

New roof lanterns proposed to the rear flat roof area to bring additional light to this relatively dark room and the female toilets.

Improvement of access from the rear car park area and improving the facilities and access for all persons.

Design Solutions

Layout (i.e. context, orientation, connections, car parking):

The main changes are to the toilet facilities as these require to be altered to allow an alternative exit to the rear.

This will enable the provision of the required two separate routes of escape from the first floor accommodation.

This not only increases life safety for users of the hotel bedrooms but also allows this to be accessed without having to go through the bar to access the first floor rooms. The new corridor also enables users of the hotel or

Public Bar to park in the car park area to the rear, thereby preventing additional parking issues on Castle Street.

A small Dining Hall to the front will cater for tea, coffee and light snacks etc for customers not wanting to sit in the Public Bar area. This can be operated separately from the Public Bar.

By removing a small section of walling between the front bar and rear snug area the whole room is made much more usable and open resulting in a more pleasant atmosphere for customers.

Details and materials (i.e. façade treatment, roofscape, materials, colours):

All existing windows and doors will be refurbished to leave in full working order.

Sustainability (i.e. energy efficiency, resource conservation, flexibility/adaptability):

All structural elements to be fully insulated well in excess of the current standards.

Impact (i.e. on neighbours, travel patterns, historic features, character or regeneration of area):

Not affected

Other (list):

End of Supporting Statement







PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6

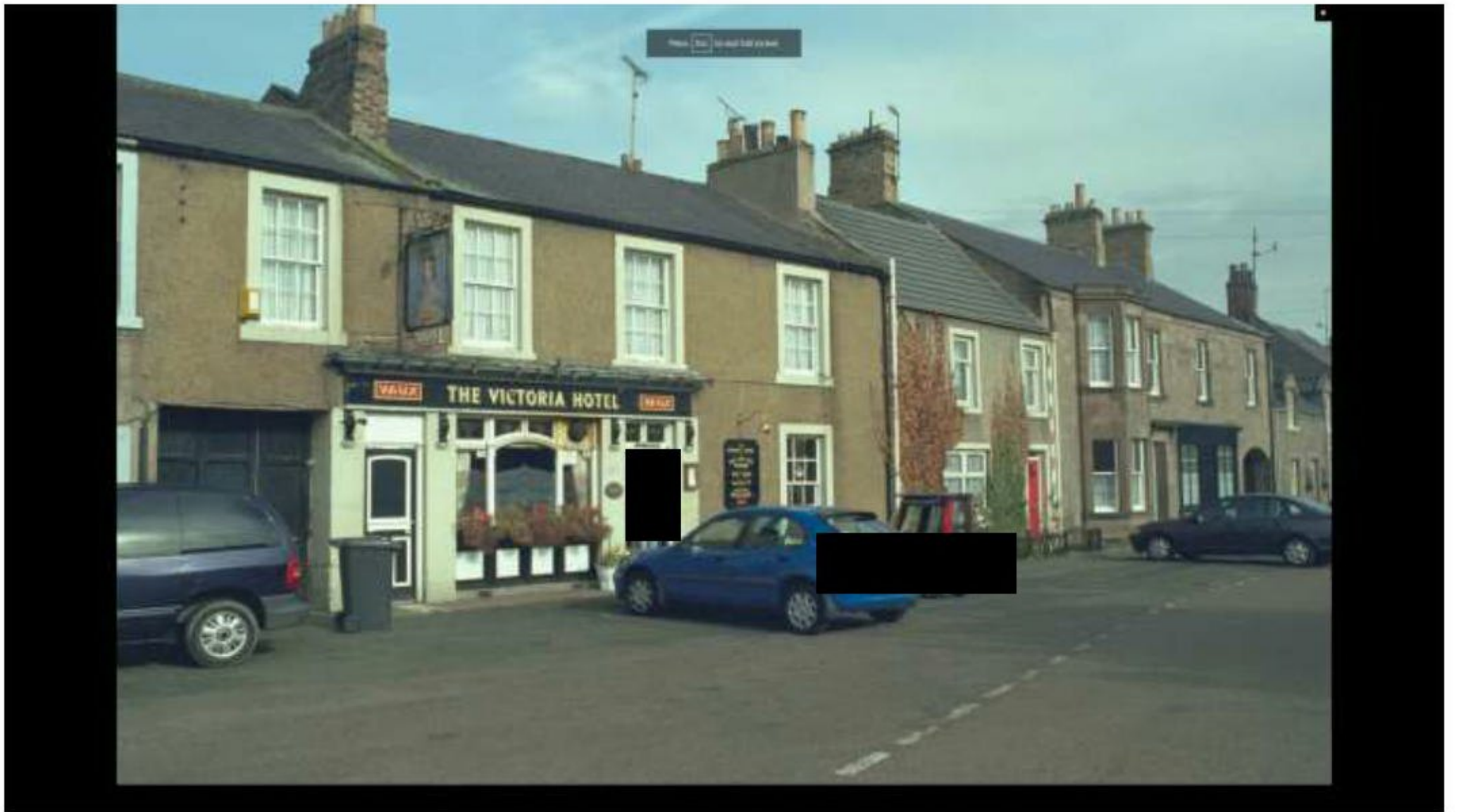


PHOTO 8 (TAKEN 1999) from Historic England